

***Baughman & Turner, Inc.***

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March 13, 2006

**City of Las Vegas**  
**Planning & Development**  
731 S. Fourth Street  
Las Vegas, NV 89101

**RE: Decatur Village Apts**

To Whom It May Concern,

Please let this letter serve as a justification for a Variance from the Residential Adjacency Standards on a proposed apartment complex. The 11.26 acre site lies between Madre Mesa Drive and Roberta Lane west of Decatur Blvd.

The proposed site is bordered by a Post Office (Topaz Station) to the East, a Medium Density Residential subdivision (Madre Mesa South) to the West, Madre Mesa Drive to the North and Roberta Lane to the South. Across Madre Mesa Drive are the Star Fire Estates Townhomes, and across Roberta Lane are single family homes. (R-E)

The proposed project will have 200- 1 bedroom and 2 bedroom units representing a 17.8 dwelling unit per acre density. As mentioned previously, a portion of the site (5 acres) was previously approved for an apartment complex. This application represents an enlargement of that original approved project. The proposed architectural design of the buildings is the same as previously approved.

We are requesting a Variance from 105 feet to 20 feet. The proposed buildings are 35 feet high. Residential Adjacency Standards require 105 feet setback along the westerly and southwesterly portions of the site adjacent to the "Madre Mesa South" Subdivision. We are providing 20 feet in those areas.

We feel this project will enhance the area, and the approval of this request will not have a negative affect on the environment, general welfare of the public or surrounding area.

Thank you for consideration of this request, should you have any questions, please do not hesitate to call.

Sincerely,  
**Baughman & Turner, Inc.**



David S. Turner  
President  
DST/nl

**VAR-12318**  
**04/27/06 PC**